

**Mashpee Affordable Housing Committee
Meeting Minutes
September 6, 2016 at 6:30 pm
Mashpee Town Hall**

Present: Chairman Walter Abbott, Berkeley Johnson, Bruce Willard, Marie Stone

Also: Assistant Town Manager Wayne Taylor, Selectman Tom O'Hara

Absent: Allan Isbitz

CALL TO ORDER

Chairman Abbott opened the meeting at 6:31 p.m. with a quorum and the roll was called.

APPROVAL OF MINUTES-January 26, 2016, June 7, 2016 & July 5, 2016

There was no quorum of attending members to approve the June and July minutes.

Mr. Johnson made a motion to approve the January minutes. Ms. Stone seconded the motion. All voted unanimously.

OLD BUSINESS

Affordable Housing Projects

Assistant Town Manager-The Chair announced that he and Mr. Isbitz had met with the Assistant Town Manager to discuss affordable housing issues. The Chair confirmed that more information was needed and it was too late for the Town Meeting vote in fall. Mr. Taylor confirmed that they had a lengthy discussion regarding the properties at Falmouth Road and Old Barnstable. Mr. Taylor noted that they were seeking additional information regarding the water figure reported, since it seemed high. Mr. Taylor was awaiting responses from his calls, adding that he would be attending training about Affordable Housing Trusts. Mr. Taylor is also looking into opportunities with CPC funding. Chairman Abbott summarized the funding received from the State to pursue the feasibility study on Falmouth Road and a possible \$800,000 cost to address water issues. There was discussion regarding 209 Old Barnstable and the 20-30 units that have been approved for the site, but an Article would be needed in May to transfer the land to the Board of Selectmen. It was suggested that the Committee pursue drafting an Article in January since the deadline to receive May articles was February 12. May CPC funds, to be requested to complete the Falmouth Road feasibility study, would need to be requested by the BOS or the Town and has a deadline of November. Selectman O'Hara will follow up with the Board of Selectmen. The Chair highlighted the actions needed as #1 acquire funding to complete the feasibility study at 950 Falmouth Road, #2 transfer of land at 209 Old Barnstable to the Selectmen and #3 designation of the offset land for 209 Old Barnstable.

VFW-Selectman O'Hara will push the project further after the Fall Town Meeting.

Tribal Housing Credits-Ms. Stone reported that, after the Tribe's attorneys contacted DHCD, they were informed that credits would not apply to Mashpee unless the Tribe filed an application. There was no need on the Tribe's end, so the attorney concluded that they would not be filing an application since it would not benefit the Tribe and could possibly slow the project. Mr. Johnson stated that DHCD would require a lottery system as part of the application, requiring the Tribe to open the process to all residents.

Community Builders-Chairman Abbott reported that he had been in contact with Community Builders regarding 209 Old Barnstable. The Chair learned that the State preferred not to issue a lot of projects to the same developers, so a company like Community Builders would prefer a larger project to pursue. A suggestion was made to follow up with POAH who may be a better fit for a smaller project.

HAC Gael Kelleher- The Chair referenced HAC's Melpet Farms 27-unit project in Dennis. HAC also has a 44-unit project in Bourne and a 62-unit project in Sandwich. HAC has indicated an interest in speaking further with Mashpee about the potential projects.

Quashnet Neighbors-Mr. Willard has been serving as liaison to the 97-home Quashnet Valley Estates and recently attended the homeowners meeting. Residents have expressed their concerns. Residents living closest to the entrances have raised the most concerns, including increased traffic, style of homes, increased crime and the difference between owned units versus managed units. Overall, Mr. Willard felt residents were expressing concern about how their property values could be impacted. The Chair stated that they would continue to keep residents informed, adding that he envisioned the housing to be developed as work force housing, such as for police, fire and teachers. Mr. Taylor inquired about Quashnet Condominiums and the Chair responded that he had been in contact with residents at one of their meetings. Some negative comments had been received. It was felt that a return visit would be beneficial once Warrants were drafted.

Habitat for Humanity Lottery-Mr. Johnson attended the lottery and reported that 10 names had been pulled for 11 houses, 2 of which were located in Mashpee. Mr. Johnson explained the lottery process, including necessary qualifications to be eligible. It was announced that a Tribal member was selected for one of the Mashpee homes. The wall raising for 108 Orchard Street will occur at 8:30 a.m. on Saturday, September 10. Selectman O'Hara inquired about how a Mashpee resident would be matched up with a Mashpee home. It was noted that the lottery is publicly advertised. Mr. Johnson confirmed that favoritism was given to an existing Mashpee resident, provided they qualified for the home. Selectman O'Hara planned to discuss further with Habitat for Humanity their lottery process, particularly since the Town was providing land and funds, and felt that homes should be awarded to Mashpee residents. The Chair read a statement identifying the local preference. The Chair discussed some of the qualifications necessary to apply. Selectman O'Hara recommended that the Affordable Housing Committee be involved with reaching out to the community to point residents in the right direction to be eligible for the lottery. The information has been posted at the Senior Center, in the newspaper and through the Tribal newsletter. Mr. Johnson stated that the real need in Mashpee was rental housing. The Chair suggested that Mr. Johnson contact Vickie at Habitat for Humanity regarding the Committee's willingness to assist with promoting properties in Mashpee. Mr. Johnson noted that Mashpee residents were also eligible to apply for homes located in other towns.

Mashpee Commons-Chairman Abbott expressed concern about Mashpee Commons' affordable housing lottery, which was intended for 13 units, a percentage of the 50 units being built. Since Mashpee Commons was only building 28 units, 5 units were included in the lottery. Mashpee Commons responded that all 13 units would eventually be awarded. Additionally, Mashpee Commons used a company from off Cape to run the lottery, although they could have used a local company such as HAC, who already had lists of interested individuals. The lottery campaign by Mashpee Commons resulted in 9 applicants for 13 units, although #8 and #9 would need to resubmit their applications for a later drawing. The Chair also stated that incorrect information was given out regarding the time of the drawing. Five affordable units were anticipated for 2016.

Status of Zachary's-Community Builders were not interested in the Zachary's site for affordable housing. The company would need 125 units to justify the \$4 million expense, 3-4 acres, and currently hosting approximately 80 units.

Affordable Housing Trust-The Chair stated that the current operation of the Affordable Housing Trust was against state regulations and needed to be restructured. The Trust should have funds in their possession. The Board of Selectmen need to take action to make changes. Mr. Johnson noted that the most successful Trusts did not include the entire Board of Selectmen as Trustees. There will be a state sponsored information Housing Trust program offered September 16 in Taunton. Mr. Taylor will be attending a CPC/Affordable Housing Trust meeting in Yarmouth on September 22.

NEW BUSINESS

EDUCATION/MARKETING

CORRESPONDENCE

OTHER BUSINESS

MEETING ADJOURNMENT

The next meeting was scheduled for Tuesday, October 4 at 6:30 p.m.

Mr. Johnson made a motion to recognize the Chair for investing his personal time and effort to the Committee for achieving significant steps toward their affordable housing goals. Ms. Stone seconded the motion. All voted unanimously.

Mr. Johnson made a motion to adjourn. Mr. Willard seconded the motion. The meeting adjourned at 7:30 p.m.

Respectfully submitted by,

Jennifer M. Clifford
Board Secretary

LIST OF DOCUMENTS

- Municipal Affordable Housing Trust Operations Manual
- Create, Preserve, Support: Using Community Preservation Act Funds to Foster Local Housing Initiatives
- Municipal Affordable Housing Trusts